



SWEET COPPIN COTTAGE, BICKINGTON



SWEET COPPIN COTTAGE

BICKINGTON, DEVON TQ12 6US

Set along one of Bickington's most charming country lanes, Sweet Coppin Cottage is a delightful and highly individual home that perfectly blends period character with contemporary comfort.

Thoughtfully presented throughout, the cottage reveals exposed timbers, deep-set windows and inviting living spaces, complemented by modern heating, double glazing and stylish finishes. With a generous garden, hot-tub terrace, detached double garage and views across neighbouring fields, this is a home that offers both charm and practicality in equal measure.

Offered to the market all ready to move in to and with no onward chain.


Guide Price £375,000




SAWDYE & HARRIS
THE DARTMOOR OFFICE

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Sweet Coppin Cottage – At a Glance

 Charming period village cottage – beautifully presented and rich in original character


 Cosy sitting room with wood-burning stove – exposed beams and deep-set windows creating a warm, welcoming heart of the home

 Kitchen made for everyday living – traditional kitchen/breakfast room with butler sink, oak worktops and garden access

 Private garden & hot-tub terrace – composite decked seating area, level lawn and established borders for relaxed outdoor living

 Flexible ground floor shower room – ideal for guests and modern day convenience

 Two double bedrooms upstairs – both with fitted storage, with the principal bedroom enjoying views towards neighbouring fields

 Stylish modern bathroom – featuring a freestanding bath and contemporary fittings

 Detached double garage & private parking – with additional storage and electric door

 Edge of Dartmoor living – countryside walks close by with Ashburton, Newton Abbot and the A38 within easy reach

 Move-in ready – thoughtfully maintained and ready to enjoy from day one









Behind its attractive natural stone frontage and stable-style entrance, the accommodation unfolds with warmth and character. The sitting room centres around a wood-burning stove set on a slate hearth, creating a cosy retreat for winter evenings, while multiple windows draw in natural light and provide views across the garden.

To the rear, the kitchen and breakfast room forms the heart of the home – fitted with solid wood cabinetry, butler sink, integrated appliances and tiled floors, opening seamlessly into a bright breakfast area with garden access. Exposed beams overhead reinforce the cottage's heritage, while the layout remains ideal for everyday living and entertaining. A contemporary ground-floor shower room adds flexibility for guests and visiting family.









Upstairs, two beautifully proportioned double bedrooms enjoy fitted wardrobes and attractive outlooks, with the principal bedroom benefiting from views across open fields beyond the garden.

The bathroom is particularly striking, featuring a freestanding bath, modern fittings and elegant lighting – a calming, boutique-hotel style space.





Outside

The gardens are a genuine highlight of the Cottage.

A paved reception terrace leads to a composite decked entertaining area, complete with inset hot tub and subtle LED lighting – perfect for long summer evenings or peaceful stargazing nights. Beyond, the garden opens onto a level lawn framed by mature planting and established borders, creating a private and tranquil setting.

Set just beyond the garden is an impressive detached double garage, constructed with block walls beneath a slate roof and equipped with electric remote-controlled doors, lighting, power points and loft storage.

Adjoining the garage are open log stores and an enclosed garden store, while a private parking area sits alongside for everyday convenience.

A second pedestrian gate provides direct access back to Lemonford Lane, ideal for dog walks and countryside strolls.

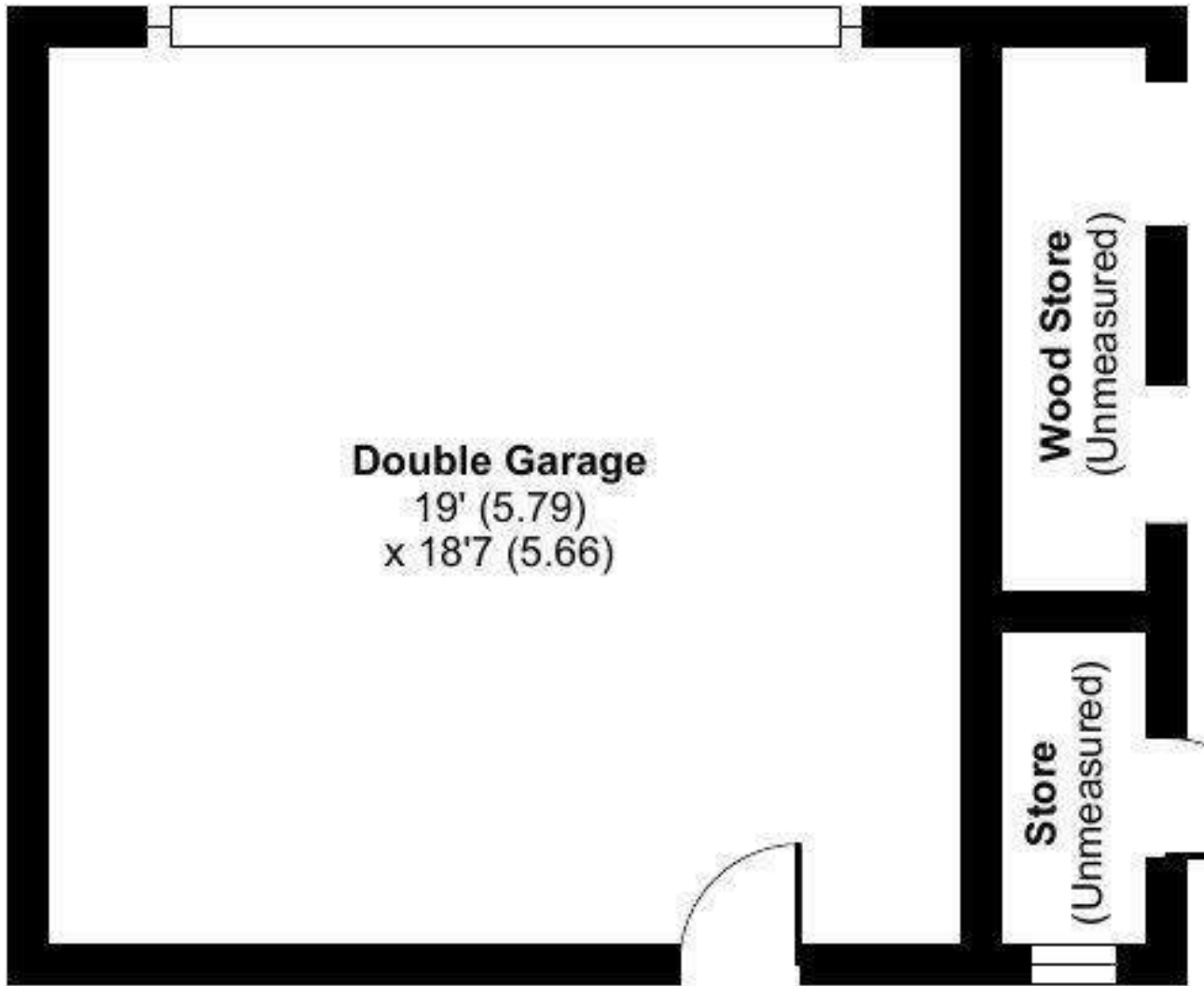
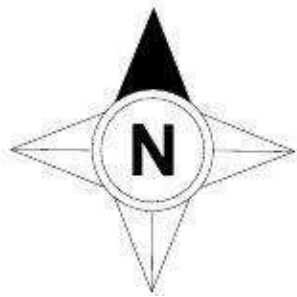




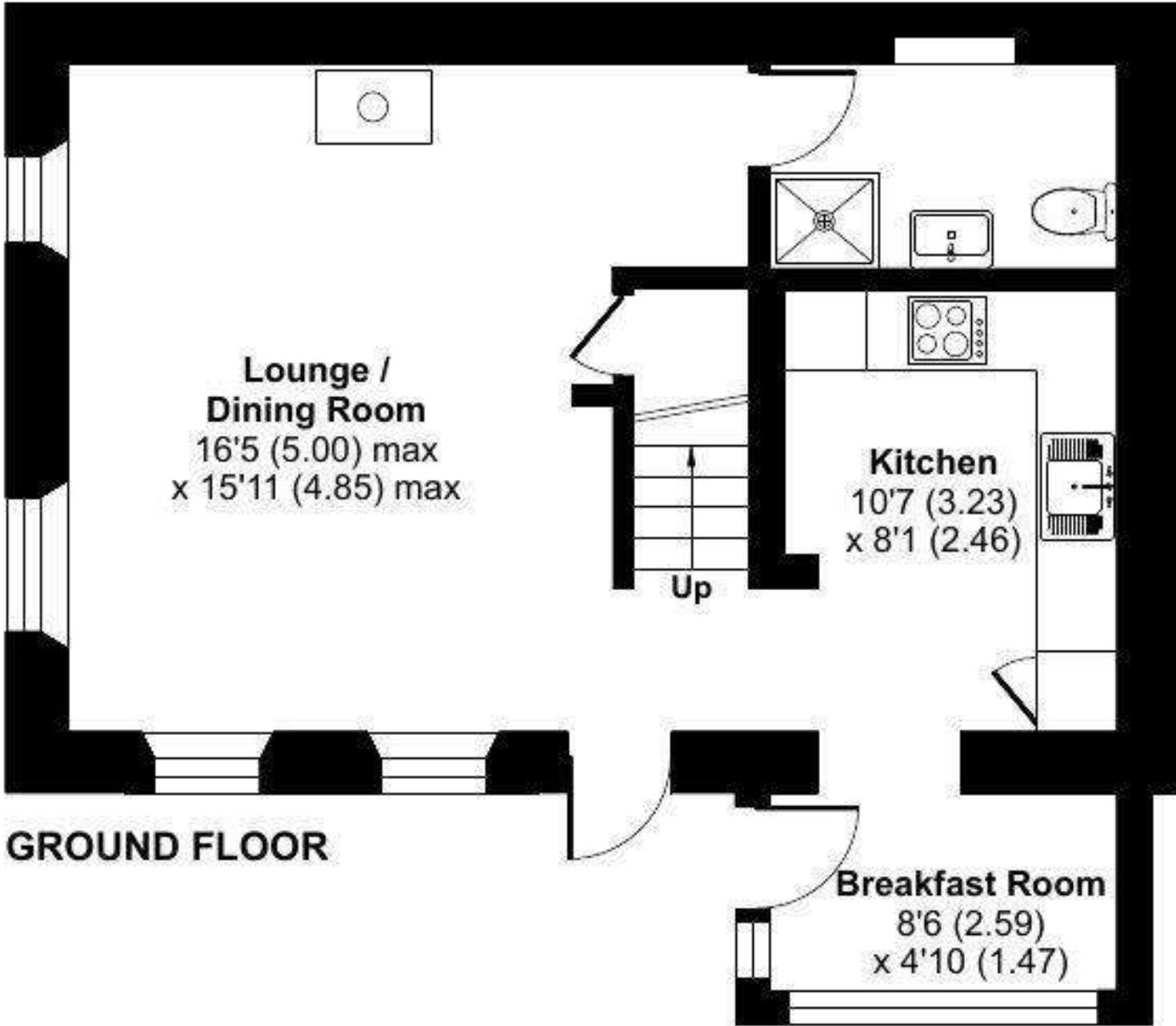
Lemonford Lane, Newton Abbot, TQ12

Approximate Area = 900 sq ft / 83.6 sq m
Garage = 353 sq ft / 32.8 sq m (excludes wood store & store)
Total = 1253 sq ft / 116.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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Key Facts for Buyers

TENURE - Freehold.

SERVICES

The property has mains electric, water and drainage . Heating for the property is by LPG heating with a subterranean tank.

COUNCIL TAX BAND - B

EPC - E

BROADBAND

Superfast Broadband is available but for more information please click on the following link -[Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below - **Key Facts for Buyers - click here**

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Dartmoor Office - 01364 652652.

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

Additional information for Buyers

AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services, we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £30 plus VAT per person. This is not a credit check so it will have no effect on your credit history.



THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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★ TRANSACTION READY ★



This property is offered Transaction Ready with a HIPLA Digital Legal Pack prepared from day one.

What this means for you:

- ✓ Move faster – legal documents ready before you make an offer
- ✓ Greater confidence – key information available upfront
- ✓ Fewer delays – pre-prepared pack reduces conveyancing hold-ups
- ✓ Smoother process – your solicitor can start work immediately

What's included:

The pack includes official HM Land Registry documents, completed Property Information Forms, and essential legal documentation – all securely prepared and ready to share with your conveyancer.

THE RESULT?

A faster, smoother property purchase with fewer surprises and less waiting around.

Ask about viewing the Digital Legal Pack before making your offer.

Transaction Ready through HIPLA Digital Legal Pack

About... Bickington

Nestled on the edge of Dartmoor National Park and within easy reach of Newton Abbot and Ashburton, Bickington is a well-connected South Devon village that combines rural charm with convenience.

Surrounded by rolling countryside and woodland walks, Bickington offers a peaceful setting for those seeking a slower pace of life while remaining within easy reach of key commuter routes — including the A38 Devon Expressway, linking Exeter and Plymouth. This makes it a popular choice for professionals, families, and retirees alike.

The village itself has a warm and welcoming community, with a traditional village pub, local church, and nearby farm shops and garden centres. Just a short drive away, Newton Abbot offers a wide range of amenities including supermarkets, schools, leisure facilities, and a mainline railway station with direct services to Exeter, Plymouth and beyond.



Bickington also sits within the catchment of several well-regarded primary and secondary schools and offers excellent access to outdoor pursuits, from walking and cycling on Dartmoor to enjoying the South Devon coast just a short journey away. Whether you're looking for countryside charm, community spirit, or commuter convenience, Bickington is a hidden gem in the Teignbridge district that delivers on all fronts.



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BICKINGTON • DEVON



SCAN ME
TO BOOK
A
VIEWING

To view simply call: 01364 652652
Email: hello@sawdyeandharris.co.uk

